

Excerpts
Planning Commission Minutes

Application No. ZM-55-01 and UP-573-01, Kenneth Dale Moore: These applications request the following for property located approximately 350' from the intersection of Wolfrap Road (Route 630) and George Washington Memorial Highway (Route 17): (1) Reclassification of approximately 2.2 acres from R20 (Medium Density Single Family Residential) to GB (General Business); and (2) approval of a special use permit, contingent upon the rezoning request, to authorize a 34,600 square foot mini-storage warehouse facility pursuant to Section 24.1-306 of the York County Zoning Ordinance (category 14, number 6). If approved, the warehouse will be a satellite of the Stor Moore mini-storage facility that is located at 6000 George Washington Memorial Highway (Route 17). The parcels are further identified by Assessor's Parcel Nos. 29-32A, 29-39, and 29-42. The Comprehensive Plan designates this area for Medium Density Single Family Residential and General Business uses.

Mr. Michael King presented a summary of the staff report to the Commission dated March 7, 2001, in which the staff recommended approval of both applications by the adoption of Resolution numbers PC01-10 and PC01-11, respectively. Mr. King added the staff considers the proposed use to be "the right use at the right location."

Chair Semmes opened the public hearing.

Mr. Lamont Myers, Mid-Atlantic Commercial Realty, 3630-H George Washington Memorial Highway, represented the applicant and two property owners, Messrs. Garvey and Graham. He believes that the site selected by the applicant satisfies the Commission's previously expressed concerns with regard to visibility, site design and economic impact. He displayed a rendering of the proposed mini-storage facility as viewed from Wolfrap Road and said the applicant believes the proposal will provide a logical transitional land use between the existing residential community to the east and the more intense business use - a gasoline-convenience store - that will be constructed on Route 17, and further will provide a noise buffer for the residents. It will generate less traffic on Wolfrap Road than would five homes that would be allowed by right. The applicant will provide more landscaping than is required by the Zoning Ordinance, he continued. Mr. Myers said the applicant had received no opposition or complaints from the neighbors he was able to contact. He also noted that the business, if developed as proposed, would have a positive fiscal impact on the County.

Mr. Myers requested an increase to 37,600 square feet of floor space to allow the addition of one small building.

Mr. Hendricks inquired if the applicant would be agreeable to a prohibition on chain link fencing. Mr. Dale Moore said he would be agreeable to eliminating chain link fencing from all sides visible from Wolfrap Road but would like to use chain link fencing at the rear of the property, behind Grafton Shopping Center. He ensured that all of the fencing would be attractive. The discussion continued

about landscaping as a buffer between the proposed use and the existing developments, and about the existing stormwater drainage for the property. The applicant is discussing with the management of the future gas-convenience business to jointly build a stormwater retention pond but has a secondary plan if that does not work out, according to Mr. Myers. Mr. Moore said that if it became necessary he could connect to an established storm drainage system.

Mr. Simasek asked if staff had been aware of the request for an additional 3,000 square feet. Mr. King said the request was made earlier today after which he had studied the implications of the additional area and concluded it is within the terms of the proposal and should cause no negative impact. Mr. Moore explained that he did not know exactly where the 3,000 square feet might be until final drawings are completed. It would not affect the buffer, and Mr. King added that the buffers as planned are satisfactory to the staff.

Mr. Shepperd said that, after studying in some detail the fiscal impact of the proposal, in his opinion this would be a good use of the property.

Responding to Ms. White's concerns about how it might be used as a satellite facility of the current operation, Mr. Moore explained that a phone and video camera would operate at the entrance gate to connect users of this facility to the existing management office.

Mr. Simasek asked about possible competition with the mini-storage facility proposed by Berrane Enterprises, and Mr. Moore indicated that the respective locations of the two businesses should attract different clientele but it could engender some healthy competition.

The Chair closed the public hearing. Mr. Simasek moved for approval of Application ZM-55-01 by the adoption of Resolution PC01-10. The motion was approved 7:0 by roll call vote.

PC01-10

On motion of Mr. Simasek, which carried 7:0, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF APPLICATION NO. ZM-55-01 TO AMEND THE YORK COUNTY ZONING MAP BY RECLASSIFYING APPROXIMATELY 2.2 ACRES FROM R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL) TO GB (GENERAL BUSINESS)

WHEREAS, Kenneth Dale Moore has submitted Application No. ZM-55-01 which requests an amendment to the York County Zoning Map by reclassifying from R20 (Medium Density Single Family Residential) to GB (General Business) 2.2 acres located approximately 350-feet from Wolftrap Road's intersection with Route 17 and is further identified as Assessor's Parcel Nos. 29-32A, 29-39, and 29-42; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 14th day of March, 2001, that Application No. ZM-55-01 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to amend the York County Zoning Map by reclassifying from R20 (Medium Density Single Family Residential) to GB (General Business) 2.2 acres. The parcel is further identified as Assessor's Parcel Nos. 29-32A, 29-39, and 29-42 and is more fully identified and described as follows:

Beginning at a point on the southerly right-of-way line of Wolftrap Road, 353' from the easterly right-of-way line of George Washington Memorial Highway; with a point of beginning thus established; thence running in an easterly direction along the southerly right-of-way line of Wolftrap Road on a curve to the left with an arc of 234.62' and a radius of 2,909.79' to a point at the corner of the lands of James Otis Riggins Jr.; thence running along the line of James Otis Riggins Jr. S 43-59-09 E, a distance of 374.87' to a point; thence S 49-50-45 W, A distance of 273.80' to a point; Thence N 38-00-06 W, a distance of 386.14' to the point of beginning, containing 2.206 acres and being comprised of 1.869 acres belonging to Allen Barbee Jr. & John B. Graham and .337 acres belonging to Sherry L. Amory.

Mr. Hendricks moved the adoption of Resolution PC01-11(R) to recommend approval of Application UP-573-01 and it carried by roll call vote of 7:0.

PC01-11(R)

On motion of Mr. Hendricks, which carried 7:0, the following resolution was adopted:

**A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT
TO AUTHORIZE A MINI-STORAGE WAREHOUSE FACILITY**

WHEREAS, Kenneth Dale Moore has submitted Application No. UP 573-01, which requests a special use permit, pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance, to authorize a 37,600-square foot mini-storage warehouse facility on 2.2 acres located approximately 350 feet east of Wolftrap Road's intersection with Route 17 and further identified as Assessor's Parcel Nos. 29-32A, 29-39, and 29-42; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 14th day of March, 2001 the Application No. UP-573-01 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize a 37,600-square foot mini-storage warehouse facility on a 2.2 acres located approximately 350 feet east of Wolftrap Road's intersection with Route 17 and further identified as Assessor's Parcel Nos. 29-32A, 29-39, and 29-42, subject to the following conditions:

1. This use permit shall authorize a 37,600-square foot mini-storage warehouse facility on a 2.2-acre parcel located at 204 Wolftrap Road (Route 630) approximately 350 feet from Wolftrap Road's intersection with Route 17 and further identified as Assessor's Parcel Nos. 29-32A, 29-39, and 29-42.
2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, shall be submitted to and approved by the County prior to the commencement of any construction or land clearing activities on the site. Said site plan shall be in substantial conformance with the sketch plan titled "Sketch Showing Proposed Self Storage Development by Dale Moore," prepared by Campbell Land Surveying, Inc., and dated January 31, 2001, except as modified herein.
3. The mini-storage warehouse facility shall be developed and operated in accordance with the standards set forth in Sections 24.1-483, Standards for all wholesaling and warehouse uses, and 24.1-484, Standards for mini-storage warehouses, of the York County Zoning Ordinance.
4. The development shall be limited to a maximum of 37,600 net square feet of rentable space.
5. The hours of operation of the facility shall be limited to 6:00 a.m. to 9:00 p.m. daily.
6. All buildings facing Wolftrap Road (Route 630) shall have façades of brick with a gable roof line.
7. A Type-35 (35-foot) transitional buffer using Type-50 (50-foot) planting ratios shall be provided along the edge of the property where a transitional buffer is required. Evergreen trees that form a continuous row of screening shall be installed along the western edge of the site between the mini-storage facility and the existing commercially zoned property to the west.
8. A twenty-foot (20') landscape yard shall be provided along the parcel frontage Wolftrap Road and shall be landscaped in accordance with the planting ratios set forth in Section 24.1-242(h)(1) of the York County Zoning Ordinance.

9. Access to the site shall be from one entrance on Wolfrap Road (Route 630). No additional entrances shall be permitted.
10. All warehouse bay doors shall face the inside of the mini-storage warehouse development. No warehouse doors shall be located along or in the exterior façade of the mini-storage warehouse development.
11. One ground-mounted monument style sign not to exceed 10 feet in height shall be permitted.
12. The fencing facing Wolfrap Road shall be wrought iron style. All other fencing shall be of masonry or a wrought iron style, except for the southeast side of the site (rear portion) which may be constructed of green or black vinyl-coated chain link. The use of theft-deterrent wire (i.e., barbed wire, razor wire, etc.) anywhere on the property shall not be permitted.
13. Outdoor lighting shall be full cutoff luminaires or a decorative luminaire with full cutoff optics. All lighting shall be directed downward and shall not spill over onto adjacent properties or public rights-of-way. All lighting, except low-level security lighting, shall be extinguished between the hours of 11:00 PM and dawn. In addition, the applicant shall submit a photometric plan indicating all outdoor lighting on the site as part of the site plan submission process. This plan shall be approved by the Planning Division prior to the installation of any lighting on the site.
14. Building height shall be no greater than fifteen feet (15'), as measured from the finish grade.
15. Development of the mini-storage warehouse project shall be contingent on the provision of an adequate water supply for fire fighting, as required by Section 24.1-261(b)(2) of the Zoning Ordinance. Compliance with this requirement for this particular development project shall require the following to be accomplished: A public water supply adequately sized for required fire flows and fire hydrants installed on site at such locations determined by the Department of Fire and Life Safety to be necessary to provide fire protection coverage.
16. The applicant shall be responsible for compliance with the regulations in Section 24.1-115(b)(6) of the Zoning Ordinance that pertain to the recordation of this resolution in the office of the Clerk of the Circuit Court.
